

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the nineteenth day of October 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Vice-Chair
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

October 19, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 19, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33PM. Motion was made by Melvin Szymanski to approve the minutes from the September 7, 2005 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

ACTION ITEMS -

REZONE PETITION - 470 AURORA STREET, PROPOSED AMOUNT OF LAND TO BE REZONED IS APPROXIMATELY 87 FEET SO THAT THE PETITIONER CAN CONTINUE USING THIS LAND AS AN ACCESSORY TO HIS BUSINESS (AURORA MARKET). PRESENT ZONING IS R-1, PROPOSED ZONING GENERAL BUSINESS. CONTACT PERSON: WASSIM ISSA

No representative was present for this project. Chair Keysa stated that the Town Attorney's office sent a letter to the petitioner's attorney requesting additional information regarding this project and a survey of this property showing the existing building. The Town Attorney's office has not received a reply. Chair Keysa asked Deputy Town Attorney Dudziak to check with the Town Attorney regarding the previously approved site plan for this site and whether there were any limitations placed on this site at the time of site plan approval. A motion was made by Melvin Szymanski to table this project to a future Planning Board meeting. Motion was seconded by John Gober and unanimously carried.

SKETCH PLAN REVIEW - PLEASANT MEADOWS SUBDIVISION, 104 PATIO HOMES LOCATED SOUTH OF PLEASANTVIEW DRIVE, EAST OF FORTON DRIVE AND WEST OF STONY BROOK DRIVE. PROJECT NO. 7040. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

At the request of the applicant, this project was tabled at the July, 20, 2005, August 17, 2005, and September 7, 2005 Planning Board Meetings.

William Tuyn, Greenman-Pedersen, Victor Martucci, and David DiPaulo presented to the Planning Board the sketch plan for 104 patio homes on the south side of Pleasantview Dr., east of Forton Dr. and west of Stony Brook Dr. Mr. Tuyn told the Planning Board that this will be a private community with single-family detached homes. Mr. Martucci told the Planning Board that homes are being designed specifically for this project. The sketch plan shows a 24-ft. wide pavement with 18-inch "L" shaped curbs. The plan shows 14 feet between the sidewalk and garages. The Planning Board suggested a minimum distance of 18 feet between the sidewalks and the garages to allow for parking in the driveway without blocking the sidewalk. The sketch plan shows 4-ft. sidewalks on only one side of the street, and 4-ft. sidewalks around the community green. The Planning Board questioned why the sidewalks were not the 5-ft. standard width on both sides of the street. Mr. Tuyn explained that Marrano has built similar patio-home communities in Western New York and according to their customer base, potential buyers do not want sidewalks. He also stated that to keep these homes affordable 5-ft. sidewalks on both sides of the street would not be economically viable, since the homeowners association would be responsible for the maintenance and replacement of the sidewalks. Following a discussion, Chair Keysa polled the Planning Board regarding sidewalks for this project. A majority of the Planning Board agreed to 5-ft. sidewalks on one side of the street.

DETERMINATION

Based on the information presented to the Planning Board, Steven Socha made a motion to approve the sketch plan with the following conditions: 1. Five-foot sidewalks to be constructed on one side of the street as shown on the sketch plan. 2. Special pavement as shown with "L" shaped curbs. 3. Minimum of 18 feet between sidewalk and garages. 4. Appropriate fencing with a gate to be provided for the cemetery on Pleasantview Drive marked as "exception". Motion seconded by John Gober and duly carried by a vote of 6 ayes and one nay.

SKETCH PLAN REVIEW - FAIRWAY HILLS SUBDIVISION PHASE II, LOCATED ON FAIRWAY DRIVE. PROJECT NO. 5044. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

This project was tabled at the September 7, 2005 Planning Board Meeting. The Planning Board requested a redesign of this project with a connecting street.

William Tuyn, Greenman-Pedersen, Inc., presented to the Planning Board the revised sketch plan showing Fairway Drive extended to Avian Way. The cul-se-sac that was shown on the previous sketch plan has been eliminated. Mr. Tuyn stated that an amended map cover will be filed for this portion of the site. Councilmember Donna Stempniak had a concern regarding subplot #9 because the stream cuts through the back portion of the lot. After a brief discussion, Mr. Tuyn stated that the area southwest of the stream on subplot #9 will be added to the next phase of this project, and that the stream will be the boundary line.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the sketch plan to the Town Board with the following condition: 1. Area southwest of the stream on subplot #9 to be added to the next phase of this project. Motion seconded by Michael Myszka and unanimously carried.

OTHER MATTERS -

Member Socha stated that he would like to go on the record apologizing for his absence at the MCR Meeting on October 17, 2005. He did not receive notification and was unaware that there was a meeting. He told the Planning Board that recently he has been having a problem with large envelope delivery to his house. He also said that in the future if a large envelope is to be mailed out, he would appreciate a phone call and he would pick it up.

Chair Keysa informed the Planning Board that Mr. Ferry would like to do an informal presentation at the next Planning Board meeting regarding a parcel of land on the north side of Broadway near the village line, south of Plum Creek.

At 8:50 PM Steven Socha made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.